



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

201A, 6608 42 Street
Lloydminster, Alberta

MLS # A2318414



\$175,000

Division:	Parkview Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	927 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 365
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	HDR
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
-------------	----

Welcome to La Tierra Condominiums, This unit offers a sunny south-facing patio, perfect for morning coffee, outdoor dining, or simply unwinding at the end of the day. With 2 Bedrooms and 1 Bathroom, this open concept space features a spacious laundry room with custom built-in storage adds extra convenience and versatility, while the generous primary bedroom features a large walk-in closet. A wall-mounted air conditioning unit helps keep the home comfortable during warmer months. Condo fees cover heat, water, lawn maintenance, snow removal, exterior upkeep, and more, making ownership both simple and stress-free. An assigned parking stall is also included. Whether you're a first-time homebuyer, investor, or looking to downsize, this move-in-ready home offers exceptional value. Conveniently located near parks, schools, shopping, and everyday amenities, this well-maintained complex is a great place to call home.